

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

July 11, 2011

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, City Commissioner John Coombs, Jim Driver, Grady McNeal, Carol Crews, Scott Trew, Gary Franks, Bubba Willis, City Commissioner Jane Birdwell

Absent: Jim Hitt

Also Present: Rick Gregory, Jim Thomas, Tim Ellis, Tom Tucker, Mike Bauer, Vicky Ignatz, Bill Gordon, Don Hosea, Mr. & Mrs. Steve Duffy, and others

Jim Galbreath called the meeting to order. Driver offered prayer.

Item #1 Minutes of the June 6, 2011 Planning Commission meeting stand approved as written.

Item #2 (9.1 #4-11) Consider amended Site Plan for Metro Baptist Church – Metro Christian Academy, 322 East Cedar Street, Davidson County Tax Map 19-13, Parcel 94. The applicant is Stillwaters Construction, 311 Bluebird Drive, Goodlettsville, TN.

Staff reviewed. Gregory reported this is a proposal for the addition of a 6875 square foot education building to the campus of Metro Baptist Church. The proposed building will be behind the existing sanctuary and will border Mansker Creek. Most technical issues have been identified and addressed by the project engineer. Some minor technical issues remain: landscape sheet to be stamped by certified landscape engineer, SWIPP signed and notations concerning impervious surface area need to be reconciled and stormwater solutions amended to accommodate new impervious surface runoff. Staff recommends conditional approval based on resolution of outstanding technical issues.

Bill Gordon, Stillwater Construction and member of Metro Baptist Church, agreed to the minor issues relating to certified signatures, etc. The architectural materials used for development of the church will be utilized in the school facility. Mr. Gordon stated the civil engineer's calculations for impervious surface runoff has been adequately addressed by removing the existing gravel parking area and replacing the impervious materials with grass to offset additional stormwater runoff. He further stated that the SWIPP plan does not indicate the need for an on-site detention plan. Charles Lowe, Ragan Smith Associates and consulting engineer, stated that his firm would revisit civil engineering calculations relating to post development stormwater runoff and the necessity for a detention pond on-site and report findings to staff.

Willis made a motion for conditional approval of the amended Site Plan for Metro Baptist Church to develop Metro Christian Academy on-site based on resolution of the stated minor technical issues and the findings of Ragan Smith Associates relating to the need for revised impervious surface calculations and the requirement for a detention pond due to the development of the academic facility. McNeal seconded the motion. The motion passed 7-0-1. Crews abstained.

Item #3 (9.1 #11-05) Consider action on Letter of Credit No. 1429 in the amount of \$145,500 for installation of infrastructure for Copper Creek, Phase I, Section 1. The applicant is Jim Hysen, Berhert Land Company, LLC, P.O. Box 282766, Franklin, TN 37068.

Staff reviewed. Gregory reported that a review of the development was conducted by Bill Brasier, Public Works Superintendent relating to the existing and approved infrastructure for Copper Creek, Phase I, Section I. Staff recommends a one year renewal of the surety at the current amount of \$145,500 for installation of infrastructure.

Driver made a motion for a one year renewal of Letter of Credit No. 1429 in the amount of \$145,500 for installation of infrastructure for Copper Creek, Phase I, Section 1. Willis seconded the motion. The motion passed unanimously, 8-0.

Item #4 Discuss the proposed revisions to the Goodlettsville Design Standards Guidelines.

Gregory stated this discussion allows the members to pose follow-up questions and/or comments related to the joint meeting of the Goodlettsville City Commission and the Planning Commission relating to the revisions to the current Design Standards Guidelines (DSG). Gregory reported that staff will work quickly to meet the mandate of the City

Commission to finalize and approve the DSG by December 31, 2011. To accomplish this task, the City of Germantown's DSG will be analyzed to identify the best design practices; the current zoning ordinance regulations relating to design standards guidelines will be identified and all the data collected will be incorporated in the amended City of Goodlettsville DSG. Professional architects and engineers will be utilized to bring the best product possible to the Planning Commission for review and recommendation to the City Commission.

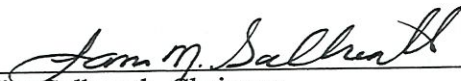
Jim Thomas, City Manager, stated that staff has already meet with Charlie Lowe, consulting engineer to begin the revision process. A timeline has been prepared for consideration based on the city's event calendar to schedule public hearings and staff review meetings. The city's purchasing regulations will be complied with to hire professional consulting staff. The strict timeline for the project will not allow for the opportunity for multiple reviews or input by the public, Planning Commission or City Commission. Public comments from the community, architects, local builders and developers are welcomed.

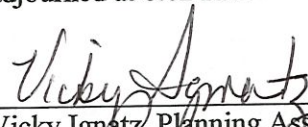
Steve Duffy, Imagine Goodlettsville's Executive Director stated that Imagine Goodlettsville has established a community newspaper website to provide information and garner support from the Goodlettsville businesses and community for groups working to improve Goodlettsville. Imagine Goodlettsville has plans to establish a Downtown Goodlettsville Retail Redevelopment Association. This group will work with the business community, city government and Chamber of Commerce to enhance the business atmosphere for the city.

Item #5 Commissioner Comments.

Commissioner Galbreath requested additional information in the staff report to better inform the members of the outstanding issues related to each request. Staff agreed to this request. Discussion was held relating to the best practice to identify existing/future overlay districts thru the Land Use Policy Plan or Zoning Maps. Thomas shared that the Metropolitan Government has plans to include a seven million (7,000,000) dollar budget expenditure for improvements to Goodlettsville Middle School within the next few years. Commissioners requested that landscaping, drainage issues, sidewalks and other amenities be considered in the school's renovation/development plan. Thomas stated that the Goodlettsville Library is a great example of the strong working relationship between Goodlettsville and Metro Nashville governments. Metro Nashville's intent is to transfer ownership of the former library building to our city in a timely manner.

There was a motion for adjournment by consensus. The meeting adjourned at 6:02 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant